


Preliminary Report

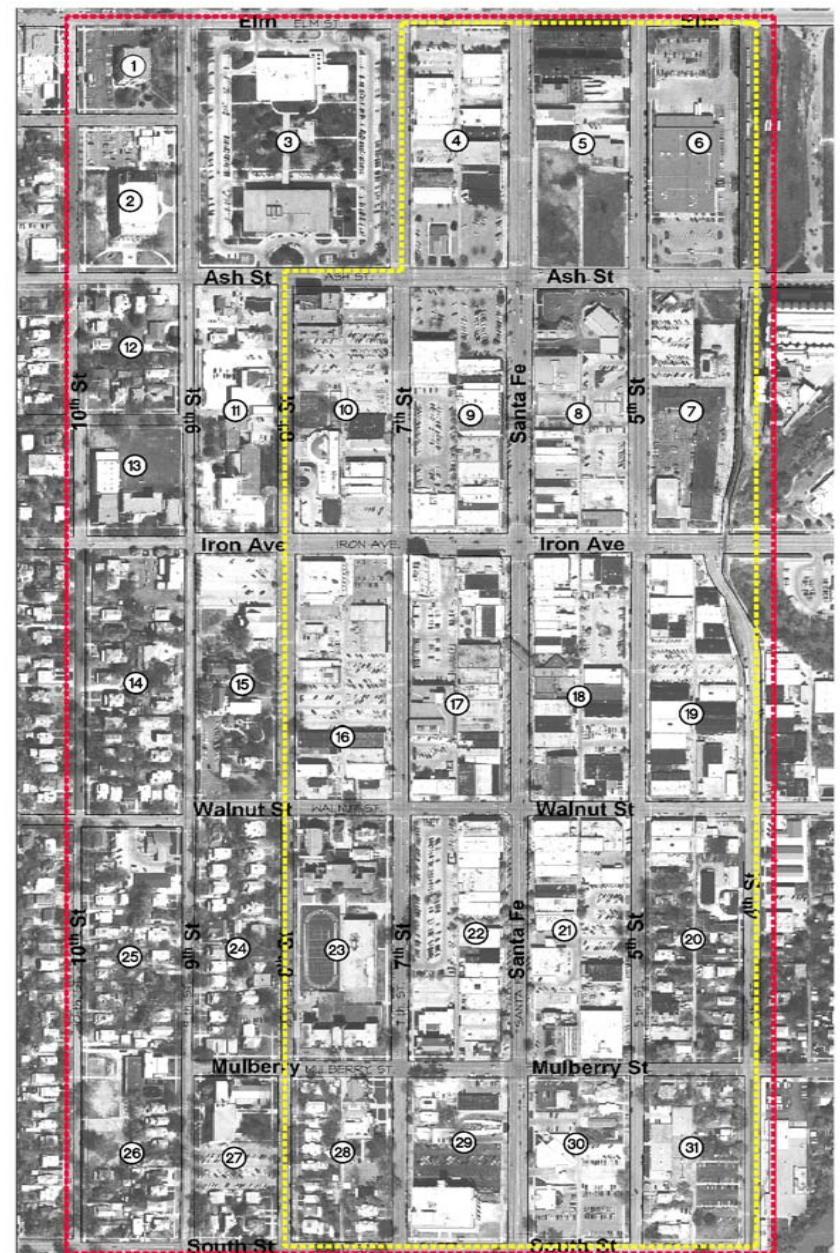
Salina Downtown Parking
Master Plan
September, 2007



Progress

- ◆ Analysis complete
 - ◆ Report currently a draft
 - ◆ Reviews under way
- 
- A stylized, dark teal silhouette of a mountain range is positioned in the bottom right corner of the slide, adding a decorative element to the background.

Study Area



PARKING STUDY
FOR THE CITY OF
SALINA

SALINA, KANSAS

STUDY AREA

① BLOCK #

--- STUDY AREA
BOUNDARY



SCALE: NTS



DATE: 03-04-07

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PAGE 1

Parking Inventory

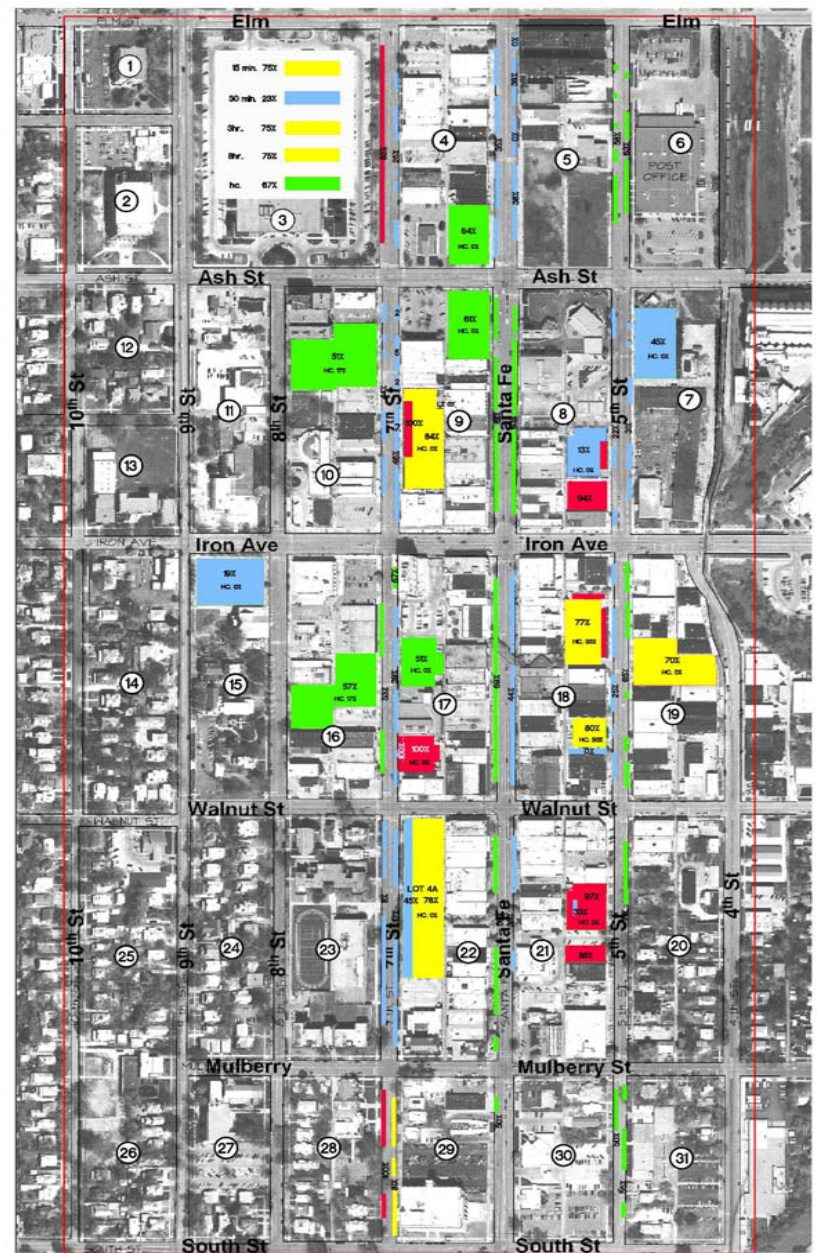
- ◆ Salina manages and controls 57% of the parking in the downtown core

On-Street Parking Totals	904
Public Off-Street Parking Totals	<u>1,393</u>
Public Parking Totals	2,297
Private Parking Totals	1,761
Total Parking in Study Area	4,059

Turnover & Occupancy

Red = 85% - 100%
Yellow = 75% - 84%
Green = 50% - 74%
Blue = 0% - 49%

- ◆ Public Parking Averaged 59% Occupancy During Peak (1:00-3:00 P.M.)



PARKING STUDY
FOR THE CITY OF
SALINA

SALINA, KANSAS

TURNOVER AND OCCUPANCY
2-08-07 FROM 100 pm - 3:00 pm.

85% - 100%
75% - 84%
50% - 74%
0 - 49%



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Violations During The Turnover And Occupancy

◆ 4% of the vehicles observed in two hour on-street parking spaces stayed beyond the posted time limit.


◆ 22% of the vehicles observed in the two hour off-street parking spaces stayed beyond the posted time limit.

Table 2E				
Vehicles in Violation of Two Hour On-Street Parking Duration				
Block	4 Hours	6 Hours	8 Hours	10 Hours
4B	2	1		2
5D	1			
8D	6	1		
9B	1			
17B	3	2		
18D	9	1	3	1
21D	7			1
22B	3			1
Totals	32 (3%)	5 (0.40%)	3 (0.20%)	5 (0.40%)
*A total of 1155 vehicles were observed on-street.				
Vehicles in Violation of Two Hour Off-Street Parking Duration				
Block	4 Hours	6 Hours	8 Hours	10 Hours
8 Lot 3A	4			
9 Lot 6A	42	8	5	
17 Lot 5B	16	3	3	2
18 Lot 2B	19	5	5	2
21 Lot 1B	3		1	
22 Lot 4A	11	1		
Totals	95 (16%)	17 (3%)	14 (2%)	4 (1%)
*A total of 597 vehicles were observed off-street.				
*This chart only shows two hour on-street and off-street parking block faces and lots where violations occurred.				

Surveys

- ◆ Manager
 - 73 responded
- ◆ Employee
 - 91 responded
- ◆ Public
 - 21 responded

Most repeated comment:
parking should remain free

 **City of Salina - Manager Survey**

In order to assist the City of Salina with planning its parking needs for the Business Improvement District, we ask for your cooperation in completing this brief survey. Please return the survey by February 15, 2007 via fax to Salina Downtown, Inc. (785) 825-7250 or mail to Salina Downtown, Inc., PO Box 1090, Salina KS 67401 OR via fax to Rich and Associates (248) 353-3830 or mail to Rich and Associates, Inc., 21800 W. 10 Mile Road, Suite 209, Southfield, MI 48075.

- Business Name: _____
- Business Address: _____
- Type of Business: ☐ Retail ☐ Office Professional ☐ Medical Office ☐ Public Use/Governmental ☐ Restaurant ☐ Service ☐ Financial ☐ Other _____
- Own or lease ☐ this location? _____
- Square Footage Table:

Primary selling or office space	_____ sq ft
Storage	_____ sq ft
Total	_____ sq ft
- Parking Availability within the Downtown:

Number of Owned Parking Spaces	_____
Number of Leased Parking Spaces	_____
- Where do your employees park? _____
- How many parking stalls are dedicated for your employees? _____
- Do you subsidize employees parking? ☐ Yes ☐ No
- If yes to #8, how much per employee? \$ _____
- Number of employees: Fulltime _____ Parttime _____ / Day _____ Night _____
- Number of daily customers or visitors:


Summer	_____
Daytime (until 6 P.M.)	_____
Evening (after 6 P.M.)	_____
Winter	_____
Daytime (until 6 P.M.)	_____
Evening (after 6 P.M.)	_____
- In your estimation, what percentage of your customers or visitors are people already downtown for another purpose such as work, shopping, business, etc. _____%
- Please circle your response or fill in the blank to the following opinion statements:

1-Strongly disagree 2-Disagree 3-Neither agree or disagree 4-Agree 5-Strongly agree

- The cost for providing new parking should be shared by the City, private sector and users.
- Only the City should pay for parking improvements.
- I would encourage my employees to park further away in order to pre-park for customers and visitors.
- I would encourage my employees to park further away and use a shuttle.
- I would encourage my employees to park further away and use a shuttle.
- Off-street parking for customers/visitors usage should be no more than? \$ _____ per hour
- The monthly cost of parking for downtown employees should be? \$ _____ per day
- The daily cost of parking for downtown employees should be? \$ _____ per day
- The fine for overtime parking should be? \$ _____

15. Please feel free to make any additional comments regarding parking on this page.

Thank you for your participation.

 **City of Salina - Public Survey**

The City of Salina has undertaken a Parking study to aid in addressing current parking issues and to help develop a strategy for future parking improvements for the Business Improvement District. This survey has been developed specifically for employees of downtown businesses. Please take a few moments and complete the survey by Friday, February 15, 2007. Surveys can be returned via fax to Rich and Associates (248) 353-3830 or mail to Rich and Associates, Inc., 21800 W. 10 Mile Road, Suite 209, Southfield, MI 48075.


1. Please check your response or fill in the blank to the following opinion statements:


1-Strongly disagree 2-Disagree 3-Neither agree or disagree 4-Agree 5-Strongly agree

- There are an adequate number of parking spaces downtown. ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
- The parking for downtown is reasonably close to the places I frequent downtown. ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
- If the City constructed a well-designed and secure parking structure I would use it. ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
- I would pay more to park closer. ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
- Off-street parking for customers/visitors usage should be no more than? \$ _____ per hour
- Off-street parking for customers/visitors usage should be no more than? \$ _____ per day
- The fine for overtime parking should be? \$ _____
- How many of the downtown shops or services do you typically visit during the week? _____
- Name of the city/downtown where you reside: _____ (City/Town/Township)

2. Please feel free to make any additional comments regarding parking below:

your participation



 **City of Salina - Employee Survey**

The City of Salina has undertaken a Parking study to aid in addressing current parking issues and to help develop a strategy for future parking improvements for the Business Improvement District. This survey has been developed specifically for employees of downtown businesses. Please take a few moments and complete the survey by Friday, February 15, 2007. Surveys can be returned to your employer or via fax to Rich and Associates (248) 353-3830 or mail to Rich and Associates, Inc., 21800 W. 10 Mile Road, Suite 209, Southfield, MI 48075.

- Employment Status: ☐ Full-time (more than 30 hours per week) ☐ Part-time (less than 30 hours per week)
- Employment Classification: ☐ Professional ☐ Service (including restaurant) ☐ Clerical ☐ Retail Sales ☐ Medical ☐ Other _____
- How do you generally come to work downtown? ☐ Drive and park ☐ Ride with friend or relative ☐ Bus ☐ Ride bicycle ☐ Dropped off ☐ Walk ☐ Other _____
- If you drive when you come downtown to work where do you usually park? ☐ City lot ☐ Privately owned lot ☐ On-street ☐ Residential Street
- Who pays for your parking? ☐ Employer pays ☐ I pay ☐ Combination ☐ It's free ☐ I do not pay
- How much does your parking cost, if not free? \$ _____
- Please circle your response or fill in the blank to the following opinion statements:

1-Strongly disagree 2-Disagree 3-Neither agree or disagree 4-Agree 5-Strongly agree

- There are an adequate number of parking spaces for downtown employees. ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
- The parking for downtown employees is reasonably close to my place of work. ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
- If the City constructed a well-designed and secure parking structure I would use it. ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
- I would pay more to park closer to work. ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
- Off-street parking for customers/visitors usage should be no more than? \$ _____ per day
- The monthly cost of parking for downtown employees should be? \$ _____ per month
- The daily cost of parking for downtown employees should be? \$ _____ per day
- The fine for overtime parking should be? \$ _____
- How many of the downtown shops or services do you typically visit during the week? _____
- Name of the city/downtown where you reside: _____ (City/Town/Township)

9. Please feel free to make any additional comments regarding parking below or on the back of this page.

Thank you for your participation.

Demand Analysis

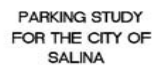
Table 2G
Salina Parking Analysis Spreadsheet

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
Block	Office	Retail	Mixed	Med. Office	Service	Restaurant	Club	Theater	Museum	Residential	Gov.	Community	Church	Commercial	Vacant	Demand	Future	5 yr.	10 yr.	Parking	Surplus/	Surplus/	Surplus/
								(per 4 seats)								(current)	Adjust.	Peak	Peak	Supply	Deficit	Deficit	Deficit
Daytime	2.27	1.13	1.70	1.86	1.15	4.93	3.00	1.00	0.75	1.00	2.85	0.75	0.30	0.40	2.47			Demand	Demand		(current)	(5 years)	(10 years)
3	0	0	0	0	0	0	0	0	0	0	147,243	0	0	0	0	420	0	420	420	366	-54	-54	-54
4	48,738	5,500	0	5,500	16,500	2,817	4,320	0	0	0	27,500	0	0	8,073	0	255	0	255	255	286	31	31	31
5	0	0	0	0	0	0	5,500	0	0	0	0	0	0	5,078	60,500	19	352	160	300	63	44	-97	-237
6	0	0	0	0	0	0	0	0	0	0	47,526	0	0	0	0	135	0	135	135	174	39	39	39
7	0	0	0	0	911	0	0	0	0	0	0	0	0	0	62,132	1	153	62	124	92	91	30	-32
8	38,184	24,084	0	0	5,250	0	5,880	0	0	0	0	0	0	0	21,284	138	53	159	180	124	-14	-35	-56
9	9,734	58,023	0	6,875	19,650	21,604	9,000	0	0	0	0	12,000	0	0	29,500	266	73	295	324	249	-17	-46	-75
10	16,995	0	4,038	0	16,485	5,005	0	0	0	38,798	0	0	0	0	13,365	128	33	141	154	257	129	116	103
15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	0	0	0
16	27,794	5,500	0	1,445	8,873	1,200	0	0	0	5,852	0	12,000	0	0	0	103	0	103	103	309	206	206	206
17	87,328	56,450	0	4,500	6,000	6,000	0	0	0	0	0	5,000	0	30,960	3,000	323	7	326	329	160	-163	-166	-169
18	18,315	73,172	0	0	9,310	6,425	0	1,287	0	5,500	0	5,500	0	0	6,380	498	16	504	511	172	-326	-332	-339
19	11,748	14,604	0	0	49,347	0	0	0	5,750	0	0	2,450	0	0	0	106	0	106	106	139	33	33	33
20	0	3,500	0	0	916	0	0	0	0	2,196	0	0	1,014	0	3,000	8	7	10	13	90	82	80	77
21	37,650	16,660	20,036	1,586	11,400	0	0	0	0	14,380	0	7,900	0	0	0	175	0	175	175	213	38	38	38
22	8,385	9,180	43,066	0	6,262	0	0	0	0	0	0	10,400	0	0	0	118	0	118	118	247	129	129	129
23	0	9,086	0	0	0	0	0	0	0	1,841	0	0	0	0	0	12	0	12	12	125	113	113	113
28	0	0	0	0	0	0	0	0	0	0	0	0	21,000	0	0	6	0	6	6	66	60	60	60
29	0	0	0	0	6,000	1,500	0	0	0	0	0	52,844	0	0	0	54	0	54	54	186	132	132	132
30	8,012	0	0	0	0	1,500	0	0	0	500	0	0	0	0	0	26	0	26	26	194	168	168	168
31	0	23,677	0	0	0	0	0	0	0	864	0	0	0	0	0	28	0	28	28	119	91	91	91
	312,883	299,436	67,140	19,906	156,904	46,051	24,700	1,287	5,750	69,931	222,269	108,094	22,014	44,111	199,161	2,816	695	3,094	3,372	3,704	815	537	259
																(stalls)	(stalls)	(stalls)	(stalls)	(stalls)	(stalls)	(stalls)	(stalls)

* Block 5- Future includes possible development worst case scenario 203 parking spaces

* Block 15 - municipal parking supply only, building inventory has not been included

- ◆ **Red = -100 (+) Spaces**
- ◆ **Yellow = -99 to -1**
Green = 0 to 99 (Surplus)
- ◆ **Blue = +100 Spaces**



SURPLUS-DEFICIT



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Summary

- ◆ Salina has enough parking.....overall
- ◆ There are pockets of parking shortfalls
- ◆ Shortfalls can be addressed without building new parking
- ◆ Enhancements to existing parking will resolve many issues
 - Adjustments to parking durations
 - Signs & Wayfinding
 - Marketing
 - Enforcement
 - Fines
 - Pedestrian & bicycle enhancements

Recommendations



Enforcement

- ◆ Two CSO's are appropriate for the size and number of spaces for enforcement 9:00 A.M. – 5:00 P.M. Monday-Saturday
 - Each CSO should be able to cover 800-1,000 parking stalls using a motorized vehicle, up to four times during a standard shift.

Enforcement

- ◆ Purchase handheld technology
 - Including software
- ◆ This allows enforcement to occur during inclement weather
 - Chalking is difficult in inclement weather, chalk can wash away and does not mark well when wet
- ◆ Enforcement becomes more efficient and consistent with the use of handhelds



Casio IT-3000 EXTag

Enforcement

- ◆ Enforcement vehicles are in need of replacement.
 - Consider replacing with an energy efficient vehicle such as electric or hybrid vehicles



Global Electric Motorcar used by Fulton Missouri parking enforcement.

Ordinances

- ◆ Graduated fines
 - Discourages multiple infractions
 - Each additional parking ticket would increase by \$1.00 or \$2.00
- ◆ Increase overtime parking fine to \$10.00 from \$2.00
 - The choice of violating parking is logical to the consumer because the fine rate is comparable to the cost of parking



Ordinances

- ◆ Continue to issue multiple tickets
- ◆ Use vehicle immobilization when parkers have multiple unpaid parking tickets
 - Currently there is difficulty in collection of parking fines



Ordinances

- ◆ Consider issuing courtesy tickets for first offence with in a specified period of time (ex. last six months).
 - Improves public relations
 - Crates a customer friendly atmosphere
 - A map of the parking can be printed on the back informing customers where long term parking is for their next visit

Parking Advisory Committee (PAC)

- ◆ Rich and Associates recommends the formation of a PAC
 - Streamlines parking management
 - ◆ Expedites decision making
 - ◆ Allows better integration of the various aspects of parking
 - ◆ Easier to adapt to changes in downtown
 - New businesses
 - Parking durations
 - Employee parking areas

Recommended Permit Rates

	<u>Current</u>	<u>Recommended</u>
Temporary Permits	\$0.30 per day	\$1.00 per day
Construction Permits	\$2.00 per job	\$1.00 per day
Residential Permits	\$12.00 per year	Do not raise at this time

Adjustment To Parking Durations

- ◆ Convert Last Parking Space On Each Block to 15 or 30 min.
- ◆ On-street parking should remain 2 hour.
- ◆ Two hour parking in lots should be changed to three hour parking to accommodate customer/visitors wanting to stay longer downtown.
 - Three hour should deter employees from using these stalls.
 - There is long term parking in the rear of lots for those wanting to spend the day downtown.
 - This should reduce and or eliminate the need for temporary permits.

Parking Lot Improvements/Renovations

CITY OF SALINA INVENTORY OF PUBLIC LOTS						
Lot #	Lights	Striping	Signage	Alley	Landscaping	Comments
1A	OK - only four light poles in 1/3 of lot	OK	Poor	OK	Needs tending but good	One way west bound only
1B	OK - only four light poles in 1/3 of lot	OK	Poor see picture of 2 hour sign	N/A	Needs tending but good	Dumpster issue? Walks around dumpster could be hiding place if people along pedestrian path
2A	Very Good	OK	Good	Tight turn with truck	High on-street side, could create security issue	Trucks unload for Budget Furniture in hourly spaces
2B	Good	OK	Small, needs improvement	N/A	Not an issue	Has restrooms - 2 dumpsters Restrooms may be security issue
2C	Only one pole, may not be enough lighting	OK	Small, needs improvement	Crosses alley	Same on 5th St side need monitoring for height	Must use street to get from module to module
3A -North	Good	OK	Small, needs improvement	N/A	Needs monitoring for height of landscape	For number of 2 hour spaces, not well signed
3A-South	Pole too far east, needs more lighting	OK	Small, needs improvement	Very rough turn in alley to get to module	Landscaping may be too high	Really bad turn in alley to go around lot.
3B	Middle lot needs more lighting	OK	Small, needs improvement	Very tight	Not much landscaping and it's low	
Chamber Lot	Good	OK	No identification at all	N/A	OK	
Old Bank Lot	Good	OK	No identification at all	N/A	OK	
4A	Good	OK	Confusing with 2 and 8 hour spaces, not well placed	Issue with loading and unloading	Walnut side needs trimming	
5A	OK - one four head light	OK	Other signage hides parking sign	OK	Landscaping could be an issue and must be maintained	
5B	Good	see note	Needs improvement	N/A	Landscaping could be an issue and must be maintained	Arrows on pavement w/one way direction not applicable?
5C	One pole - 2 lights on alley only west half of lot not lighted	OK	Needs improvement	Tight turns in 2nd/3rd module south	Landscaping could be issued in future on 8th St side needs trimming	
5D	No lights	OK	Small, needs improvement	N/A	N/A	none
6A	Very well lighted	OK	Confusing with 2 and 8 hour spaces, not well placed	N/A	Landscaping height could be an issue	
6B	Only 2 on 7th St side and none in back	OK	No identification at all	Tight turn	OK - low growing	Dumpster on not enclosed 7th Street side

Parking Policy

◆ Valet Parking

- Consider creating a policy specifying valet operation standards
- Potential for use with restaurant and entertainment venues

◆ Taxi Parking

- Consider creating a policy specifying taxi stand operation standards
- Great service for customers attending entertainment venues and restaurants



Pedestrian & Bicycle Enhancements

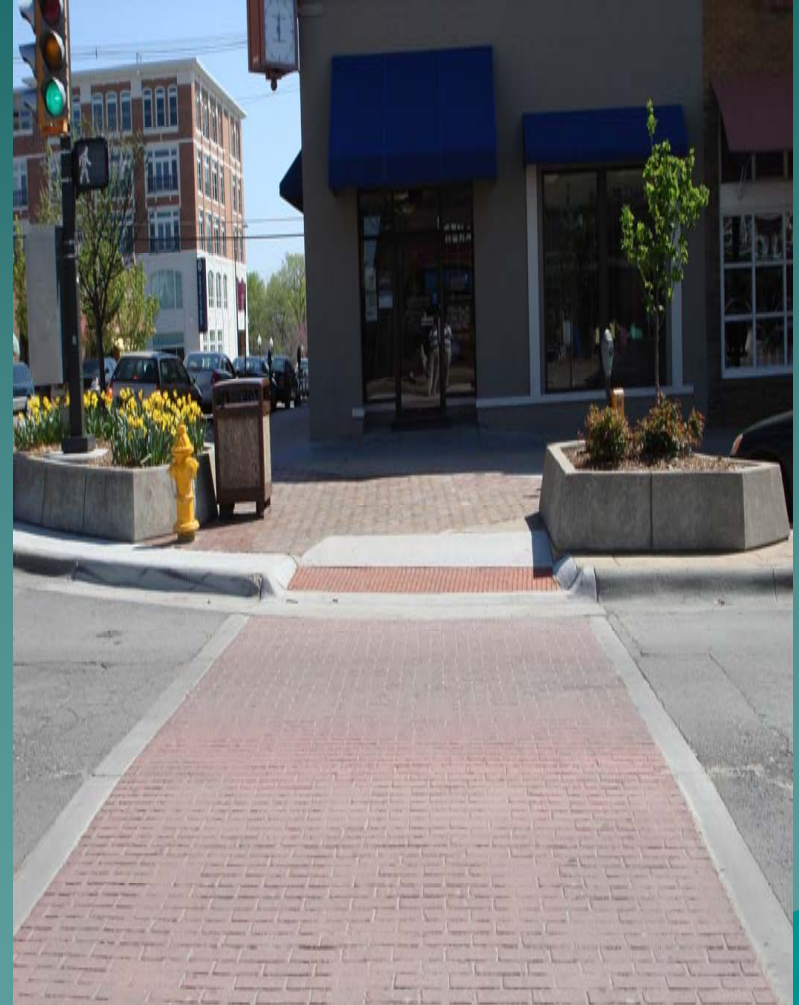
- ◆ Following the Strategic Plan add bicycle racks with signage throughout the downtown



Pedestrian Enhancements



Minimize Pedestrian and Vehicular Interaction



Signs And Wayfinding

- ◆ Five Types Of Signage
 - Introduction
 - Directional
 - Location
 - Identification
 - Wayfinding
- ◆ Consistency In Types Of Signs And Color
- ◆ Vehicular And Pedestrian

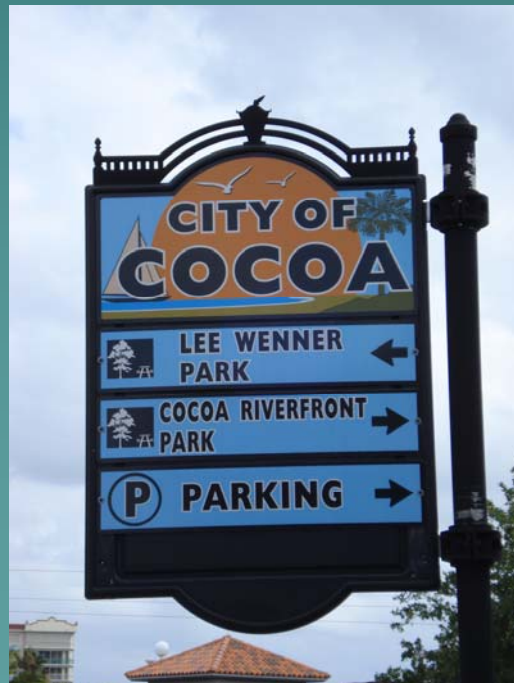


Introduction

Location & Identification

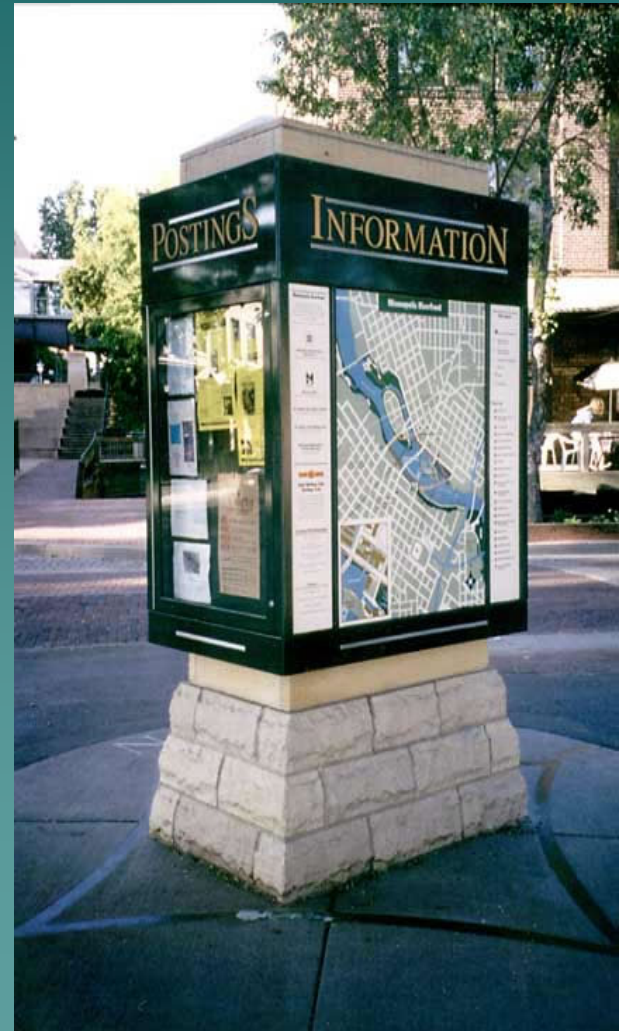


Wayfinding



Direction

Pedestrian Kiosks



Marketing


- ◆ SDI should take the lead role in marketing
 - Continue practices
 - Work with Chamber and City and CSO's
 - ◆ Use web pages, newsletters, flyers, Wayfinding
 - ◆ CSO's should be ambassadors of the downtown



Parking Enterprise Fund

- ◆ All revenues from parking (ticket fines and permit sales) should go into a parking fund
 - Helps pay for operations and maintenance of parking

Next Steps

- ◆ Review of recommendations
 - ◆ Finalize report
 - ◆ Staff review of final report
 - ◆ Final report issued
- 
- A stylized silhouette of a mountain range in a darker teal color, located in the bottom right corner of the slide.